

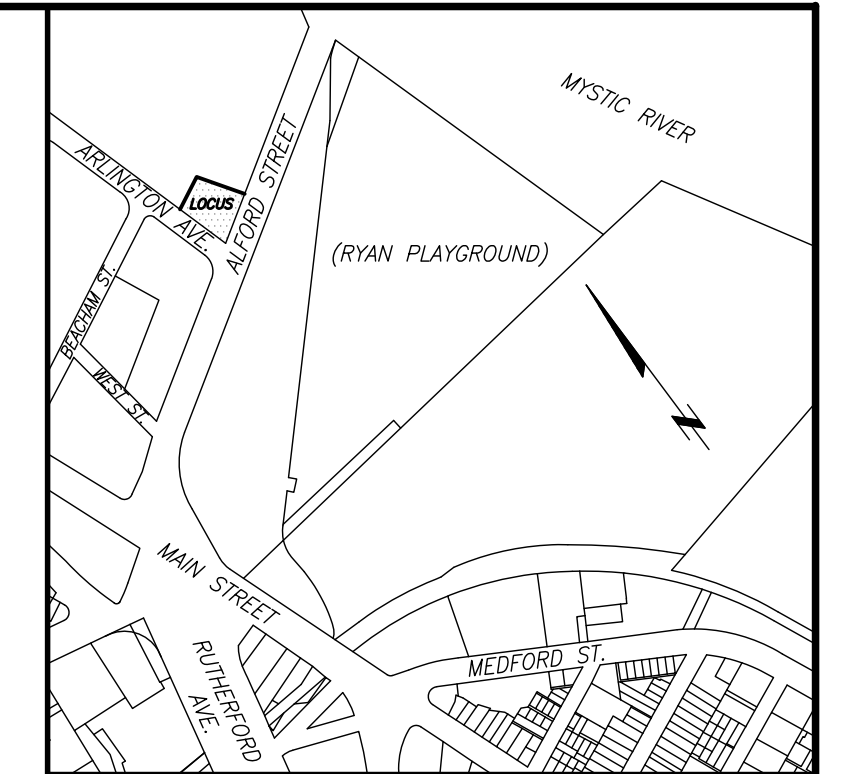
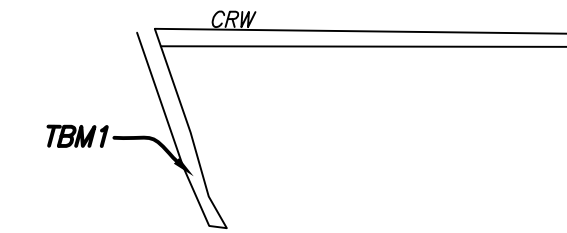
BOUNDARY DESCRIPTION PER COMMITMENT NO. 2121-0060 ISSUED BY CHICAGO TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF March 08, 2021, at 8:00 AM.

A CERTAIN PARCEL OF LAND WITH THE BUILDINGS THEREON SITUATED IN THAT PART OF SAID BOSTON FORMERLY CHARLESTOWN, SHOWN ON A PLAN OF A.F. SARGENT, C.E. DATED SEPTEMBER 21, 1910 AND RECORDED IN THE SUFFOLK COUNTY REGISTRY OF DEEDS IN BOOK 3486, PAGE 566 (THE "PLAN"), AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

- SOUTHEASTERLY: BY ALFORD STREET, 132.55 FEET;
 - SOUTHWESTERLY: BY ARLINGTON AVENUE, 137.95 FEET;
 - NORTHWESTERLY: 90.50 FEET BY LAND FORMERLY OF BURBANK & RYDER VARNISH CO. AND LAND NOW OR FORMERLY OF GEORGE A. METCALF; AND
 - NORTHEASTERLY: BY LAND NOW OR FORMERLY OF VAN NOSTRAND, 128.5 FEET.
- CONTAINING 14,600 SQUARE FEET OF LAND, MORE OR LESS, ACCORDING TO THE PLAN.

EXCEPTIONS FROM COVERAGE SCHEDULE B, SECTION 2, LISTED IN TITLE COMMITMENT 2121-0060 ISSUED BY CHICAGO TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF March 08, 2021, at 8:00 AM.

- 6 THE EXACT ACREAGE OR SQUARE FOOTAGE BEING OTHER THAN AS STATED IN THE DESCRIPTION SHEET ANNEXED OR THE PLAN(S) THEREIN REFERRED TO.
- 7 TITLE TO AND RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO IN AND TO THOSE PORTIONS OF THE INSURED PREMISES WITHIN ALFORD STREET AND OTHER ADJOINING STREETS AND WAYS.



LOCUS MAP NOT TO SCALE

REFERENCES

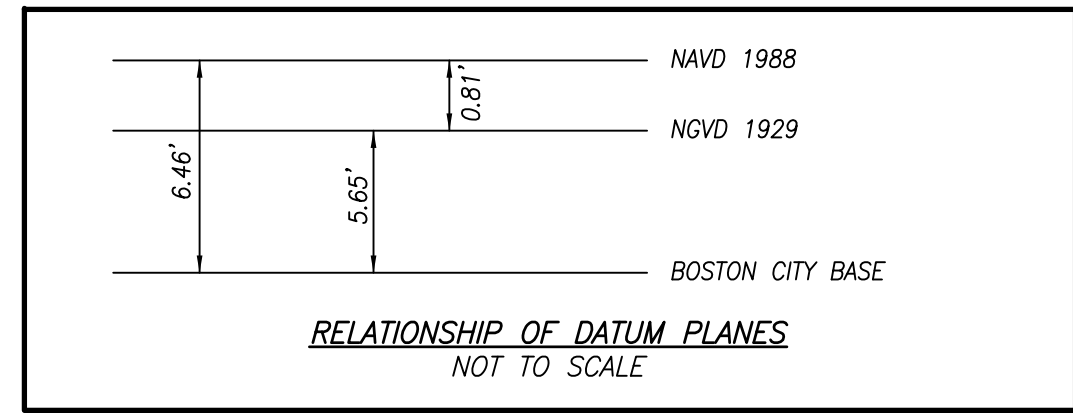
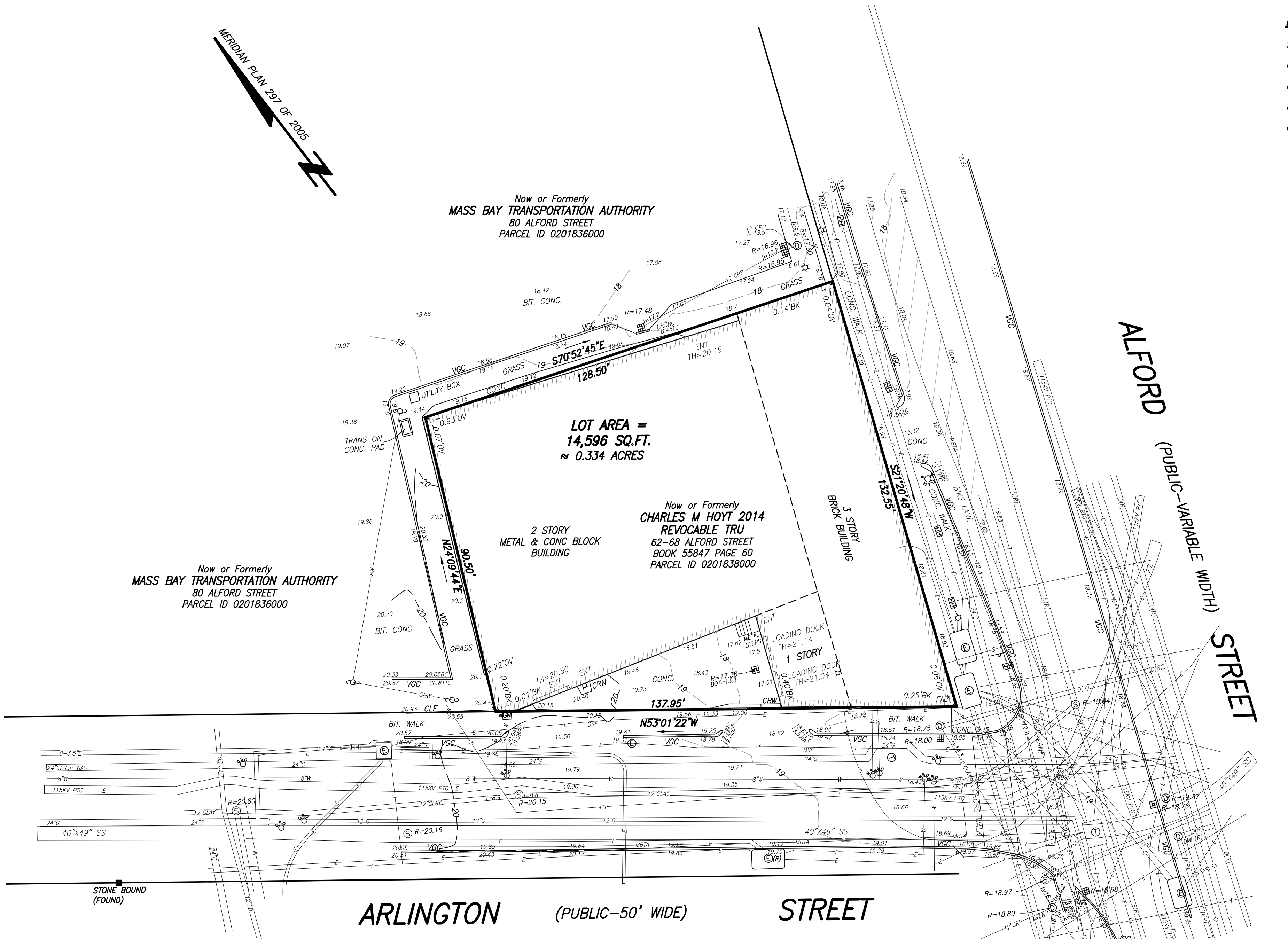
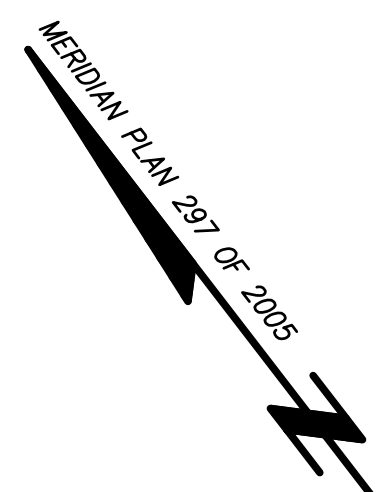
- SUFFOLK COUNTY REGISTRY OF DEEDS
- DEED BOOK 55847, PAGE 60
- PLAN #297 OF 2005
- PLAN BOOK 3397, PAGE 219
- PLAN BOOK 3486, PAGE 566

NOTES:

1. BENCH MARK INFORMATION:
BENCH MARK USED:
ELEVATIONS WERE OBTAINED BY GPS OBSERVATIONS ON JANUARY 14, 2021.
TEMPORARY BENCH MARKS SET:
TBM 1: CHISELED SQUARE IN BRIDGE ABUTTING NORTHWEST SIDE OF SITE, AS SHOWN HEREON.
ELEVATION=17.42
TBM 2: X-CUT ON HYDRANT BOLT ON SITE SIDE OF BONNET, AS SHOWN HEREON.
ELEVATION=14.66
2. ELEVATIONS REFER TO BOSTON CITY BASE (BCB).
3. CONTOUR INTERVAL EQUALS ONE (1) FOOT.
4. BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES WITHIN A ZONE "X" (UNSHADED), AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR SUFFOLK COUNTY, MASSACHUSETTS, MAP NUMBER 2502SC0014J, CITY OF BOSTON COMMUNITY NUMBER 250286, PANEL NUMBER 0014J, HAVING AN EFFECTIVE DATE OF MARCH 16, 2016.
5. ZONING INFORMATION WAS NOT PROVIDED BY THE TITLE INSURER AS REQUIRED BY ITEM 6 (A OR B) OF TABLE "A" IN THE 2016 ALTA SURVEY REQUIREMENTS.
6. THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN THE TITLE COMMITMENT.
7. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
8. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
9. NO EVIDENCE OF WETLANDS DELINEATION BY A QUALIFIED SPECIALIST WAS OBSERVED AT THE TIME OF SURVEY.
10. UNDER SECTION 5.E.IV OF THE STANDARDS, LOCATION OF SURFACE EVIDENCE OF UTILITIES IS INCLUDED IN EVERY ALTA/NSPS LAND TITLE SURVEY, INDEPENDENT OF ITEM 11 IN TABLE A.
11. UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND PLANS OF RECORD WHERE THEY EXIST AND ARE PLOTTABLE. UTILITIES THAT ARE NOT PLOTTABLE MAY EXIST, BUT ARE NOT SHOWN HEREON. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE AFOREMENTIONED RECORD PLANS AND ARE APPROXIMATE ONLY. WE CANNOT ASSUME RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES THAT ARE OMITTED OR INACCURATELY SHOWN ON SAID RECORD PLANS, SINCE SUBSURFACE UTILITIES CANNOT BE VISIBLY VERIFIED. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUBSURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL, TOLL FREE, THE DIG "SAFE" CALL CENTER AT 1-888-344-7233 SEVENTY-TWO HOURS PRIOR TO EXCAVATION.

LEGEND

- ⊙ SEWER MANHOLE
- ⊙ DRAIN MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊙ WATER MANHOLE
- ⊙ TELEPHONE MANHOLE
- ⊙ MANHOLE
- ⊙ HYDRANT
- ⊙ WATER SHUT OFF/WATER GATE
- ⊙ GAS SHUT OFF/GAS GATE
- ⊙ CATCH BASIN
- ⊙ UTILITY POLE
- ⊙ LIGHT POLE
- ⊙ ELECTRIC HANDHOLE
- ⊙ BOLLARD
- ⊙ SIGN
- ⊙ SECURITY CAMERA
- ⊙ GATE POST
- BC BOTTOM OF CURB
- BIT BITUMINOUS
- BOT= BOTTOM ELEVATION
- BW BOTTOM OF WALL
- CLF CHAIN LINK FENCE
- CONC CONCRETE
- CRW CONCRETE RETAINING WALL
- ENT ENTRANCE
- GR GUARD RAIL
- I= INVERT ELEVATION
- R= RADIUS OR RIM ELEVATION
- (R) RECORD
- SQ. FT. SQUARE FEET
- TBM TEMPORARY BENCH MARK
- TC TOP OF CURB
- TW TOP OF WALL
- OV OVER
- BK BACK
- TYP TYPICAL
- VGC VERTICAL GRANITE CURB
- D DRAIN
- E ELECTRIC
- G GAS
- S SEWER
- T TELEPHONE
- W WATER
- RCP REINFORCED CONCRETE PIPE



TO: SULLIVAN SQUARE HOLDINGS LLC; CHICAGO TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(A), 7(B)(1), 8, 9, 11, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 24, 2021.

FELDMAN LAND SURVEYORS
DAMEN J. RAFFLE (PLS (MA# 49629))
DATE 8/9/2021

ALTA/NSPS LAND TITLE SURVEY
62 ALFORD STREET
BOSTON, MASS.

FELDMAN LAND SURVEYORS FEBRUARY 24, 2021
152 HAMPDEN STREET PHONE: (617)357-9740
BOSTON, MASS. 02119 www.feldmansurveyors.com

FELDMAN
LAND SURVEYORS

SCALE: 1"=20'

RESEARCH FA	FIELD CHIEF	PROJ MGR MDS	APPROVED FSR	SHEET NO. 1 OF 1
CADD FA	CADD FA	FIELD CHECKED	CRD FILE 17912-EC	JOB NO. 17912

FILENAME: S:\PROJECTS\17900s\17912\DWG\17912-ALTA.dwg